



Buckingham Road, Epping
£409,995



MILLERS
ESTATE AGENTS

* MODERN DEVELOPMENT * BEAUTIFULLY FINISHED * FIRST FLOOR APARTMENT * LOUNGE BALCONY * TWO DOUBLE BEDROOMS * OPEN PLAN LOUNGE KITCHEN * EN-SUITE SHOWER ROOM * ALLOCATED PARKING SPACE

A stunning first floor apartment, providing spacious and open plan accommodation which enjoys lots of natural light and a balcony off the living room. This outstanding property offers a secure video entry phone system, allocated parking space with visitor's space and an open plan aspect to the living room and kitchen area.

The accommodation comprises a front door allowing access to the entrance hallway. There is a storage cupboard for coats and doors leading to: A contemporary open plan living area comprising a stylish lounge dining room with a balcony, a fully fitted kitchen breakfast area all featuring wood effect flooring. The kitchen is fitted with integrated appliances and a featured central stainless steel extractor hood, there are granite working surfaces and high gloss cabinets. The master bedroom has built in wardrobes in a small dressing area and a modern En-suite shower room. There is a further bedroom and a family style bathroom suite comprising a three-piece suite with white sanitary ware. There are parking spaces allocated for each property and several spaces for visitors parking.

The property is situated on the highly desirable and modern "Arboretum" development which is ideally located close to Epping High Street with its many boutiques and shops, bars and restaurants. Epping Central Line station is also within walking distance and serves London. Buckingham Road is also within walking distance of the open countryside and arable farmland at Swaines Green. Epping St Johns Comprehensive School (ESJ) and Epping Primary School.





FIRST FLOOR

Entrance Hall

Living Dining Room

10'5" x 23'6" (3.17m x 7.16m)

Balcony

9'2" x 5'0" (2.79m x 1.52m)

Kitchen

9'9" x 6'2" (2.97m x 1.87m)

Bedroom One

9'9" x 8'4" (2.96m x 2.53m)

Dressing Area

3'8" x 4'10" (1.13m x 1.48m)

En-suite Shower Room

7' x 4'6" (2.13m x 1.37m)

Bedroom Two

8'6" x 13'3" (2.60m x 4.04m)

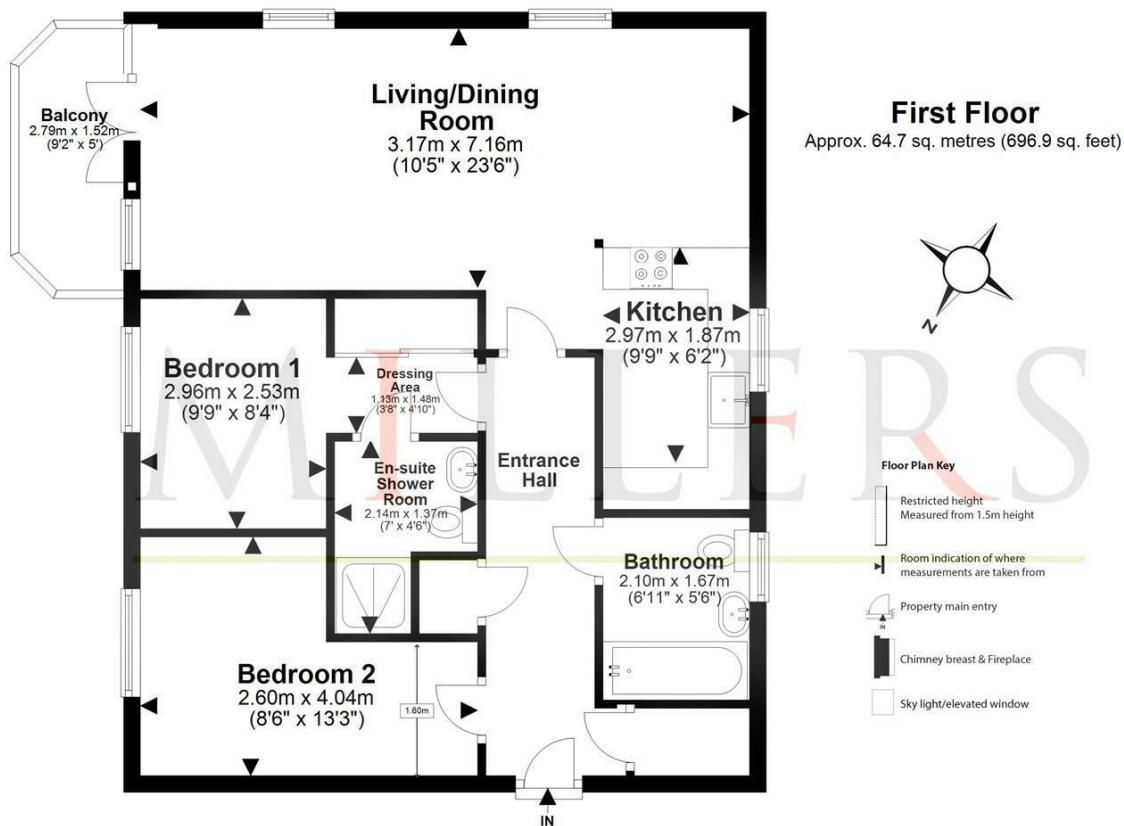
Bathroom

6'11" x 5'6" (2.11m x 1.68m)

EXTERNAL AREA

Allocated Parking Spaces





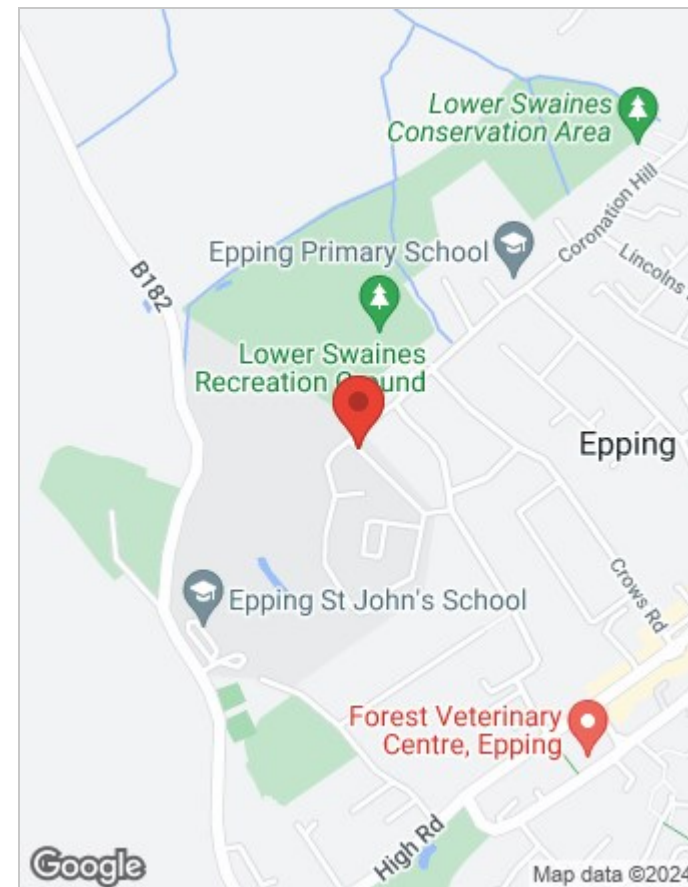
Total area: approx. 64.7 sq. metres (696.9 sq. feet)

Our floor plans are intended to give a general indication of the proposed floor layout only and may vary in the finished building and overall footage. Plan produced using PlanUp.

Viewing

Please contact our Millers Office on 01992 560555
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

229 High Street, Epping, Essex, CM16 4BP

Tel: 01992 560555 | Email: sales@millersepping.co.uk

www.millersepping.co.uk